



Battle Creek Historic District Commission

Staff Report

Meeting: October 8, 2012

To: Historic District Commission

From: Glenn Perian, Senior Planner

Date: September 28, 2012

Subject: The City of Battle Creek (Chris Lussier) has filed an application on behalf of the Calhoun County Land Bank and is requesting a certificate of appropriateness to construct a garage on property located at 120 Frelinghuysen Ave.

Site:

The property is located in the Local Old Maple Street Historic District.



Summary of Request:

The Applicant is working with the Calhoun County Land Bank to construct a garage as part of improvements to the property located at 120 Frelinghuysen Avenue. The Applicant has supplied a site plan that conforms to zoning requirements for the proposed garage along with a work plan and drawings of what the proposed garage will look like when complete. The proposed garage is to be vinyl sided and 22' x 22' in size and placed in the rear yard according to the plan. In addition, the applicant is expected to be in attendance at the meeting to discuss the project.

Applicable HDC Guidelines and Analysis:

This property is reviewed in accordance with City of Battle Creek Building and Housing Code Chapter 1470 "Historic Preservation", as amended, the Michigan's Local Historic Districts Act, as amended, and the criteria for the National Register of Historic Places as outlined in the Secretary of the Interior's Standards and Guidelines.

Specifically, the Commission shall follow Section 1470.09, as:

(b) *The Commission shall also consider all of the following:*

- (1) *The historic or architectural value and significance of the resource and its relationship to the historic value of the surrounding area.***
 - (2) *The relationship of any architectural features of the resource to the rest of the resource and the surrounding area.***
 - (3) *The general compatibility of the design, arrangement, texture, and materials proposed to be used.***
 - (4) *Other factors, such as aesthetic value that the Commission finds relevant.***
- (c) *The Historic District Commission shall review and act upon only exterior features of a resource and shall not review and act upon interior arrangements...***

And

1470.17 PRESERVATION OF HISTORIC FEATURES.

- (a) *Every reasonable effort shall be made to provide a compatible use for a resource which requires minimal alteration of the building, structure or site and its environment, or to use the resource for its originally intended purpose.*** The existing house is not part of this request and the addition of the proposed garage will be located in the rear yard of the property.
- (b) *The distinguishing original qualities or character of a resource and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features shall be avoided when possible.*** We are not aware of anything related to the construction of the garage that applies to this particular standard.
- (c) *All resources shall be recognized as products of their own time. Alterations that have no historic basis and which seek to create an earlier appearance shall be discouraged.*** We do not think this requirement will be violated as it relates to this project, as the proposed garage will be vinyl sided and constructed of all new materials.

- (d) ***Changes which may have taken place in the course of time are evidence of the history and development of a resource and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.*** We believe that this standard will be met as described in the proposed work plan and will create a more usable residential property.
- (e) ***Distinctive stylistic features or examples of skilled craftsmanship which characterize a resource shall be treated with sensitivity.*** We do not think this requirement will be violated as it relates to the project.
- (f) ***Deteriorated architectural features shall be repaired rather than replaced wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other resources.*** We do not think this requirement is relevant to the project.
- (g) ***The surface cleaning of resources shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic materials shall not be undertaken.*** Staff does not think this applies to this project.
- (h) ***Every reasonable effort shall be made to protect and preserve archaeological resources affected by or adjacent to any project.*** Staff does not think this applies to this project.
- (i) ***Contemporary design for alterations and additions to existing resources shall not be discouraged when such alterations and additions do not destroy significant historic, architectural or cultural material and when such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment.*** The proposed vinyl siding is to match the existing color scheme of the home. Nothing of historic significance is proposed to be destroyed with this project.
- (j) ***Whenever possible, new additions or alterations to resources shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the resource would not be unimpaired.*** We think the addition of the garage will improve the overall property.

(Ord. 14-97. Passed 8-5-97.)

Recommendation:

Based on the attached work plan, the proposed work does not appear as though it will impact the historical or architectural value and significance of the resource or its relationship to the historic value of the surrounding area. Furthermore, the work is in compliance with the existing zoning ordinance for the R-2 zoning district. As contained herein, staff is not aware of any issues that the Commission might find in conflict with Chapter 1470 "Historic Preservation", the Michigan Local Historic Districts Act or the Secretary of the Interior's Standards and Guidelines.

Therefore, planning staff recommends approval of a certificate of appropriateness for the proposed garage addition at 120 Frelinghuysen Avenue, as the request meets the standards outlined in Chapter 1470.09 "Review of Applications", Chapter 1470.17 "Preservation of Historic Features" and the Secretary of the Interior's Standards and Guidelines, as outlined in the staff report.



HISTORIC DISTRICT COMMISSION

City of Battle Creek, Planning and Community Development Department

Commerce Pointe Bldg., 77 East Michigan Avenue, Ste. 204

Battle Creek, Michigan 49017

Phone: (269) 966-3320

Fax: (269) 966-3529

APPLICATION FOR DETERMINATION OF APPROPRIATENESS

Date: 9/19/12 Applicant/Contact Name: City of BC (Chris Lussier)

Phone #: 966-3267 Property Owner: Calhoun County Land Bank

Property Address: 120 Frelinghuysen Ave.

Address for Correspondence (If different from property address): NSP2 Office

Applicants Role: Owner ☐ Architect ☐ Contractor ☐ Other: ☒

HUD Funded: Yes ☒ No ☐ In a Historic District: Yes ☒ No ☐

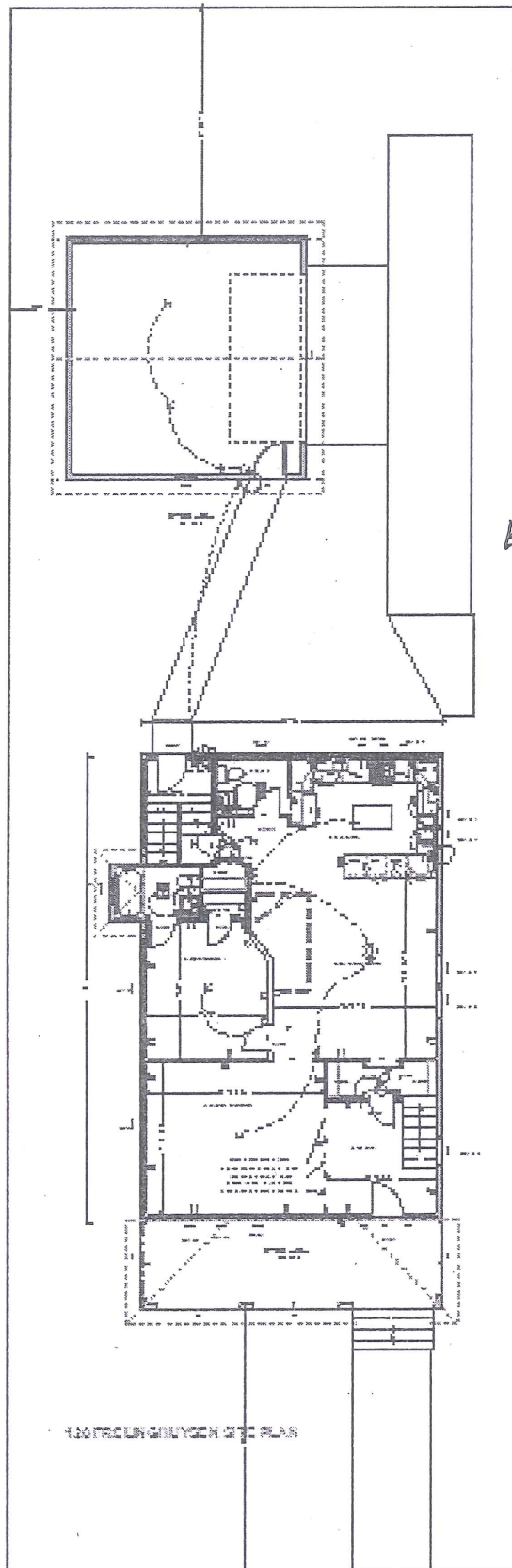
On or before date of completion of proposed work, the building will have a code compliant smoke detector or fire alarm system? Yes ☒ No ☐

DESCRIPTION OF PROJECT: Build new garage at 120 Frelinghuysen.

Garage will be vinyl sided with triple 3 vinyl siding to match color scheme & profile of the house. See Attachments.

Instructions:

- The Commission will not consider an application with inadequate or unclear information. Review your application with City staff in advance to be sure it is complete.
- The property owner or person authorized to act on the owner's behalf must attend the Historic District Commission (HDC) meeting when this application is considered. If an authorized representative will be attending a letter of authorization must be included with this application.
- Provide drawings that explain what is proposed. Elevations are required for all projects. Include plans, site plan, details, specifications, and product information as needed.
- ONE set of drawings on 8 1/2 x 11 paper is strongly recommended. This set will be copied and distributed in the HDC packets. For larger drawings, colored prints, or anything that cannot be copied by staff, submit 10 copies of each item.
- Indicate all dimensions. Drawings should be to scale.
- Submit one copy of the following photos: All four elevations of the building (straight on shots of all four sides of the building), a historical photo of the property (check the Willard Library 1940 picture file), and a street photo showing adjacent structures to the property.
- Provide specific information on all materials: Manufacture's names, illustrations, specifications, and samples. Material information should be submitted with this application. All samples (paint color chips, shingles, etc.) should be brought to the meeting.
- Indicate not only the immediate area of the work, but also how it relates to the building as a whole. Enlarged photocopies of photographs with the proposed changes drawn in may be helpful.
- For new construction, indicate both in plan and elevation how the project will relate to the surrounding streetscape.
- Proposed demolition should include estimates for the complete repair of the property.
- For smaller projects staff can provide information on previous HDC decisions as a guide to what may be acceptable. For complex projects such as additions, applicants are encouraged to consider seeking the advice and expertise of an architect familiar with historic preservation.



Shared
Drive

120 FRELINGHUYSEN SITE PLAN

Alternate - Garage:

Remove top soil and install compacted fill to level the building site if required based on the site plan provided and install a post frame 22' x 22' building as shown in plans and as specified and in accordance with State of Michigan Residential Building Code.

Install 4" x 6" treated posts, max. 8' o.c., to provide an 8' high finished ceiling height.

The side walls are to be erected using 2x4 purlins spaced horizontally 24" o.c. and with treated 2" x 10" base at grade on the outside, and double 2x10 headers at the top of the wall. Install sheathing on purlins, sheathing is to be 1/2" OSB or equivalent. Install vinyl siding to match the house. Note: Stop sheathing 6" above the bottom of the skirt board; install protective flashing for bottom of sheathing and start siding a min. of 6" above the finished grade. Install aluminum soffit system in color to match house soffit and fascia color.

Install a new 16' x 7' Wayne-Dalton steel or approved equal overhead door complete with a 3/4 hp min. electrical garage door operator complete with two handheld radio door operator units. Door styles are to be approved by Owner/Representative.

Install one passage, six panel steel door unit as shown in plans complete with dead bolt lock and keyed handle set, both sets to be keyed to match house entry door. Paint the door on both the exterior and interior sides as specified by manufacturer and in a color as approved by the Owner/Representative.

Install one vinyl window on the south side of the garage as shown in the plans provided.

Install a new air entrained min. 3,000 psi, fiber reinforced concrete garage floor and garage approach, flair the drive and install sidewalk to passage door as shown on the site plan.



RICK SNYDER
GOVERNOR

STATE OF MICHIGAN
MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY
STATE HISTORIC PRESERVATION OFFICE

GARY HEIDEL
EXECUTIVE DIRECTOR

September 12, 2012

CHRISTOPHER LUSSIER
CITY OF BATTLE CREEK
77 EAST MICHIGAN AVE. SUITE 220
BATTLE CREEK MI 49017

RE: ER-96-524.12.120 FRELINGHUYSEN

120 Frelinghuysen Street NSP2 Rehabilitation
Project, Battle Creek, Calhoun County (HUD)

Dear Mr. Lussier:

Under the authority of Section 106 of the National Historic Preservation Act of 1966, as amended, we have reviewed the above-cited undertaking at the location noted above. Based on the information provided for our review, it is the opinion of the State Historic Preservation Officer (SHPO) that the proposed undertaking will have no adverse effect [36 CFR § 800.5(b)] on 120 Frelinghuysen Street located in the Harvard-Rose Historic District, which appears to meet the criteria for listing in the National Register of Historic Places provided the following condition is met:

- Repointing mortar must match the color, texture, strength, joint width, and joint profile of the existing historic masonry. Enclosed is a copy of Preservation Brief #2: "Repointing Mortar Joints in Historic Brick Buildings" that provides further guidance on this issue.

If you concur, the accompanying form must be signed by an agency official with legal and financial responsibility for the above-cited undertaking [36 CFR § 800.2(a)]. Please return the signed original to us. Please note that the Section 106 review process will not be complete and the Michigan State Housing Development Authority's responsibility to comply with 36 CFR § 800.4, "Identification of historic properties," and 36 CFR § 800.5, "Assessment of adverse effects", will not be fulfilled until we have received this letter with the original signature of the agency official. If the agency official disagrees with this condition, then consultation with this office shall be reopened per 36 CFR § 800.5(a).

The views of the public are essential to informed decision making in the Section 106 process. Federal Agency Officials or their delegated authorities must plan to involve the public in a manner that reflects the nature and complexity of the undertaking, its effects on historic properties and other provisions per 36 CFR § 800.2(d). We remind you that Federal Agency Officials or their delegated authorities are required to consult with the appropriate Indian tribe and/or Tribal Historic Preservation Officer (THPO) when the undertaking may occur on or affect any historic properties on tribal lands. In all cases, whether the project occurs on tribal lands or not, Federal Agency Officials or their delegated authorities are also required to make a reasonable and good faith effort to identify any Indian tribes or Native Hawaiian organizations that might attach religious and cultural significance to historic properties in the area of potential effects and invite them to be consulting parties per 36 CFR § 800.2(c-f).

The State Historic Preservation Office is not the office of record for this undertaking. You are therefore asked to maintain a copy of this letter with your environmental review record for this undertaking. If the scope of work changes in any way, or if artifacts or bones are discovered, please notify this office immediately.



Equal
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Lender

STATE HISTORIC PRESERVATION OFFICE
702 WEST KALAMAZOO STREET • P.O. BOX 30740 • LANSING, MICHIGAN 48909-8240
www.michigan.gov/shpo (517) 373-1630 FAX (517) 335 0348

Please be advised that this Section 106 review is not a substitute for the comprehensive review for projects receiving Investment Tax Credits for historic rehabilitation. Tax credit application reviews are conducted independently of the Section 106 review.

If you have any questions, please contact Diane Tuinstra, Cultural Resource Management Specialist, at (517) 335 2723 or by email at TuinstraD@michigan.gov. Please reference our project number in all communication with this office regarding this undertaking. Thank you for this opportunity to review and comment, and for your cooperation.

Sincerely,

Martha MacFarlane-Faes
Deputy State Historic Preservation Officer

MMF:DRT

Enclosure(s)

copy: Carmen Reveron, HUD Detroit
Carolyn Cunningham, MSHDA
Sue DeVries, MSHDA
Jodie Willobee, MSHDA
Kelly Gram, MSHDA
Jon Bartlett, Calhoun County Land Bank Authority